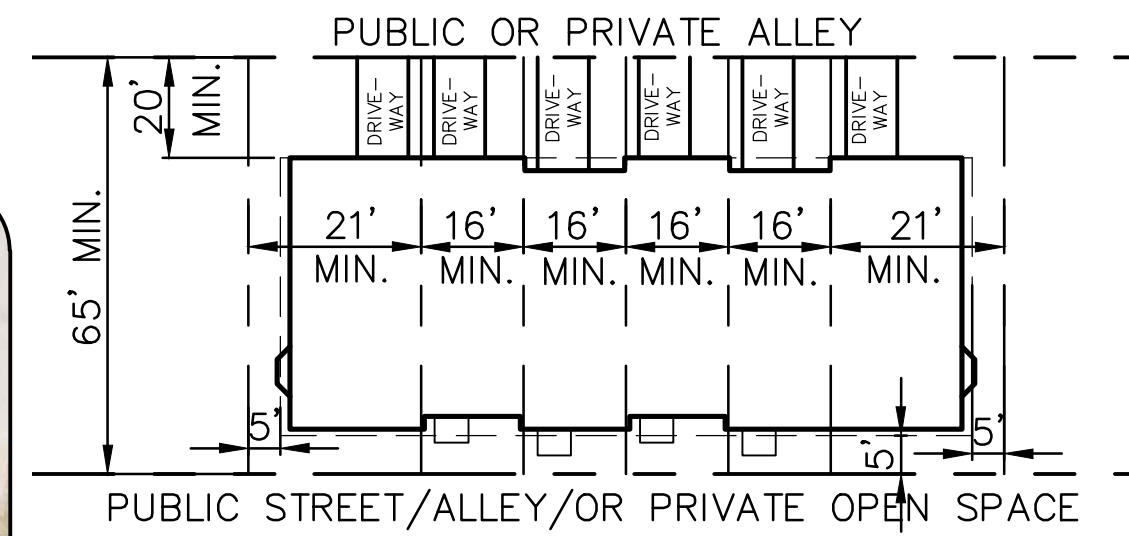
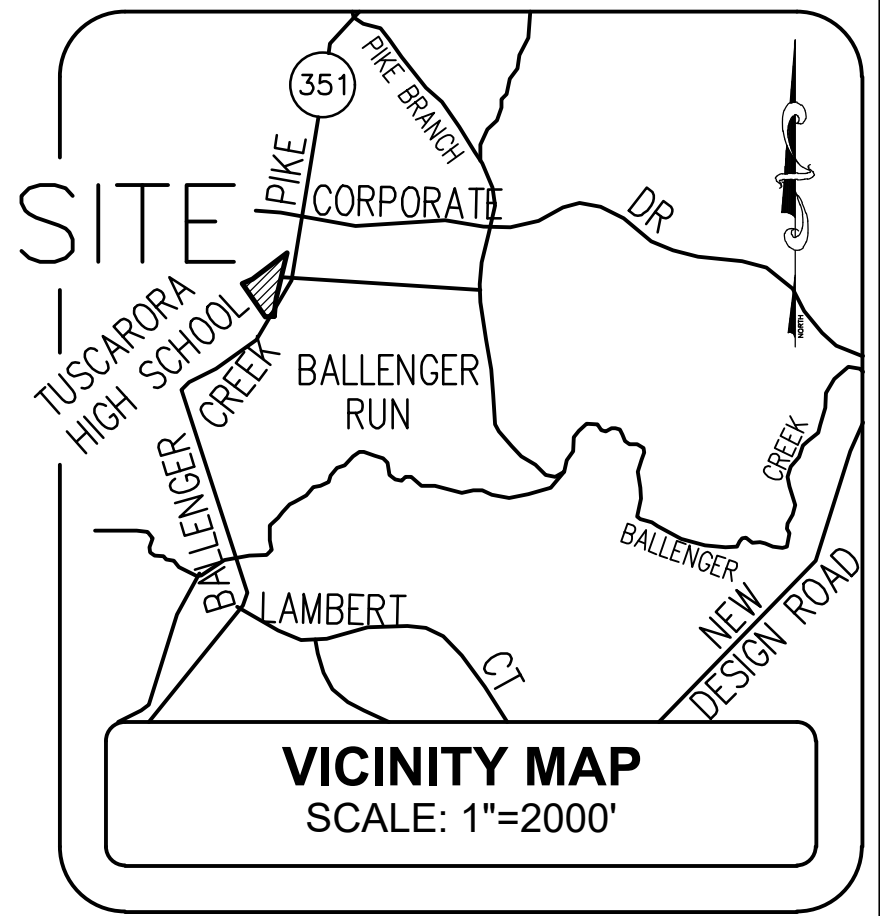


CURVE DATA						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD DIST.
C1	5761.58'	93.46'	0°55'46"	46.73'	S10°07'28"W	93.46'
C2	6413.19'	106.13'	0°56'53"	53.07'	S07°15'26"W	106.13'



TH-1  
SINGLE FAMILY  
ATTACHED HOME  
REAR LOADED GARAGE  
3 STORIES  
±1,800 – 2,600 SF



BASE NOTES:

1. HORIZONTAL DATUM & COORDINATES MARYLAND STATE PLANE (NAD 83/91); BASED ON  
FREDERICK COUNTY CONTROL MONUMENTS "BALL" & "BALL AZ."  
2. VERTICAL DATUM: NAVD 83; BASED ON STATE PLANE  
3. TOPOGRAPHY AND PLANNIMETRY PROVIDED BY HSA, SEPTEMBER, 2021  
UTILITIES SHOWN ARE FIELD RUN ABSENT LOCATIONS BY HARRIS, SMARGIA & ASSOCIATES, INC.  
AND SUPPLEMENTED BY FIELD UTILITY LOCATIONS BY WANNACKE AS FIELD LOCATION SHOWN ARE  
VERIFIED PRIOR TO CONSTRUCTION.  
4. SITE IS ALL OF THE LANDS OF DR ACQUISITIONS, LLC AS RECORDED IN LIBER 14777 AT FOLIO 13  
5. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.  
SITE IS DESIGNATED "MOD" (MEDIUM DENSITY) RESIDENTIAL.  
6. NO FLOODPLAIN ON SITE PER FEMA MAP #24021C0289D, DATED SEPTEMBER 19, 2007.

CONCEPT PLAN NOTES:

1. PROPOSED USE: SITE TO BE DEVELOPED UNDER THE PUD OVERLAY SECTION OF THE FREDERICK COUNTY ORDINANCE 1-19-10.500.1
2. OVERALL SITE AREA IS ±3.167 AC.
3. DESIGN REQUIREMENTS PROPOSED AS FOLLOWS:
  - 3.1. MIN. LOT AREA: 1,040 SF
  - 3.2. MIN. LOT WIDTH: 16'
  - 3.3. FRONT YARD: 5'
  - 3.4. SIDE YARD: 5'
  - 3.5. REAR YARD: 20'
  - 3.6. MAX. HEIGHT: 40'
4. DENSITY (PER SECTION 1-19-500.6(H))  
MAX DENSITY PERMITTED: 6-12 DU/AC, 19-38 UNITS  
MAX DENSITY PROPOSED: 29 UNITS PROPOSED (9.16 DU/AC)
5. OPEN SPACE REQUIREMENT (PER SECTION 1-19-500.6(D))  
MIN. PERCENTAGE OF OPEN SPACE REQUIRED: 35% (1.10 AC.)  
OPEN SPACE PROPOSED: 10.92 AC. (29%)  
\*A REDUCTION OF NOT MORE THAN 50% OF THE OPEN SPACE REQUIREMENT MAY BE GRANTED BY COUNCIL WHEN LOCATED IN CLOSE PROXIMITY TO EXISTING OPEN SPACE.
6. PHASING: 1 PHASE OF DEVELOPMENT IS ANTICIPATED.
7. LAND USE: EXISTING LAND USE: MEDIUM DENSITY RESIDENTIAL  
PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
8. TRIP ANALYSIS:

AM			PM		
In	Out	Total	In	Out	Total
3	7	10	8	5	13

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**HARRIS**  
**SMARIGA**

PLANNERS • ENGINEERS • SURVIVORS

125 S. CARROLL STREET  
SUITE 100  
FREDERICK  
MARYLAND 21701

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CONCEPT PLAN & BUILDING &  
SPACES VISUALIZATION

PARK PLACE AT BALLENGER  
PUD REZONING  
APPLICATION

TAX MAP 86, PARCELS 49, 50, 161 & 171  
ACCORDING TO A DEED RECORDED IN UPRB # 42772, FOLIO 13

SCALE: 1"=300'
DRAWN BY: JLW
CHECKED BY: CS
DATE: SEPT. 2021
SHEET: 7 OF: 4
PROJECT: 7685
7

I:\PROJ\7685\DWG\DATABASE\TITLE BLOCK\_PHASE 1 PUD.DWG 10/29/2021 8:38 AM

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